

**Board Members Present:** Vice Chairman Andy Kohlhofer, Ex Officio Roger Barham, and Members Jack Karcz, Brett Hunter, and Alternate Member/Administrative Assistant Leanne Miner (voting for Tim Lavelle) present in the basement meeting room.

**Also Present:** Jenn Rowden and Madeleine Dilonno Rockingham County Planning Commission (RPC); Barry Gier, Jones and Beach; Gary Densen, Densen Construction LLC; Elijah Hannan

## **I. WELCOME**

Mr. Kohlhofer opened the meeting at 7:00 PM and announced that in accordance with Emergency Order #12 Pursuant to State Executive Orders, the Planning Board is permitted to utilize emergency meeting provisions of RSA 91-A to conduct this meeting through electronic means while preserving, to the extent feasible, the public's right to observe and listen contemporaneously.

Ms. Miner noted that the meeting is being televised on FCTV Channel 22 and will be posted after the meeting on Vimeo. The following E-meeting procedures will be followed in accordance with the Governor's Emergency Order:

1. If anyone has problems with accessing the meeting, they can call the Town Hall at 603 895-3200, extension 306 or email [landuse@fremont.nh.gov](mailto:landuse@fremont.nh.gov) for assistance during the meeting.
2. If for some reason the public is unable to access the meeting, the meeting will be adjourned.

## **II. MINUTES**

**Mr. Karcz made a motion to approve meeting minutes for April 21, 2021. Mr. Hunter seconded the motion. The motion passed 5-0.**

## **III. NEW BUSINESS**

**Preliminary Site Plan Review – Map 002-070 - Main Street Townhomes.** Barry Gier from Jones and Beach provided an overview of the project plan. The intent of the project is to construct an 18-unit Townhouse style project with access off Main Street. He mentioned that there was discussion in the past regarding a suitable high-water table and what would be required for the project. He stated that Fremont regulations do not have a requirement for 4' above seasonal high-water table and that the former gravel pit had an approved reclamation report. Mr. Gier asked the Board for any input. There was mention that Eversource has an easement. The Applicant noted they will work with Eversource to maintain access. Ms. Rowden stated that there would need to be a Conditional Use Permit for this multi-family within the Main Street District and a Conditional Use Permit for multi-family within the Aquifer District. She also stated that within the zoning districts the max lot coverage is 30% but in the aquifer district it is listed as 15% which will need to be noted on the plans. This project is well within the requirement. Ms. Rowden mentioned there are requirements regarding access road lighting and lighting on the property. Ms. Miner will distribute comment sheets from the previous ZBA application that the Applicant may find helpful.

## **IV. CONTINUED BUSINESS**

1. Site Plan Review and Subdivision Regulation Updates - Stormwater Regulations.  
Ms. Rowden presented the updates made to date. She mentioned having the Town Counsel review some of the updates which she will highlight. One section that Ms. Rowden

recommends counsel review is the section that discusses infrastructure failure and responsibility of the Town. The updated regulation also states that the landowner is responsible for the report that is due every three years with the first report due within three years of the occupancy permit being issued. The report shall be signed by a qualified professional engineer of the landowner's choice stating that all stormwater management erosion methods are functioning for the approved plan. Ms. Rowden will send draft to Ms. Miner with all updates for review by the Town Engineer and Town Counsel.

2. Excavation Permits – There is an inspection date of May 13, 2021 starting at 10:00 am. Ms. Miner stated Galloway would like to renew their permit bringing the total to 3 sites. They will start at Rislove's and then move onto Merrill and Galloway.

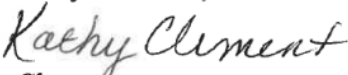
## V. ADMINISTRATION, OTHER

1. Circuit Rider Business
  - a. Masterplan – Land Use- next meeting. Recreation should be in June.
  - b. Masterplan – PREPA Grant – Natural Resources, Fremont did not get approval. RPC would be about \$2,500; the Board will discuss funding at the end of July.
  - c. CIP Coordination – This will be a presentation approx. 20 minutes. Ms. Miner stated that they should talk to the Select Board and Budget Committee. The Planning Board can appoint a subcommittee to review. Ms. Miner will check Budget Committee schedule.
2. Incoming Correspondence and Project Updates
  - a. Ms. Miner distributed the Development Agreement for Governor's Forest. The main items are listed for clarification on what the Town expects to have complete. This has been reviewed by Town Counsel and Ms. Carlson.
    - i. **Ms. Miner motioned that the Planning Board recommend that the Select Board sign the Development Agreement as written. Mr. Karcz seconded the motion. The motion passed 5-0.**
3. Administration – Budget - No update
4. Other Department News – No update

## VI. ADJOURNMENT

**Mr. Karcz made a motion to adjourn the meeting at 8:08 PM. Mr. Hunter seconded the motion. The motion passed 5-0-0.**

Respectfully submitted,

  
Kathy Clement